



20160805000278510 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
08/05/2016 10:27:19 AM FILED/CERT

This instrument was prepared by
Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) John Ryan Palmer

(Address) 714 1st Ave. W

Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY FIVE THOUSAND and 00/100 (\$75,000.00) DOLLARS** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JOHN C. PALMER, a widower, CONVEYED BY LARRY ALLEN PALMER, as Power of Attorney for John C. Palmer** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOHN RYAN PALMER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit: Lots 9 and 10, in Block 3, according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3, Page 156 in said Probate Office, which said map is entitled "Alabaster Gardens".

SUBJECT TO:

- All taxes for the year 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Covenants and restrictions as shown by instrument recorded in Deed Book 175, Page 68 in the Probate Office of Shelby County, Alabama.
- Set back lines and easements as shown on recorded map.
- Permit to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 25, Page 135 in Probate Office.
- Transmission line permit to Alabama Power Company recorded in Deed Book 181, Page 34 in Probate Office.
- PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE
HEREWITH IN THE SUM OF \$65,000.00.

SOURCE OF TITLE: Survivorship Warranty Deed, dated October 29, 1970, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 264, Page 657.

CHRISTINE PALMER, A GRANTEE UPON THE FACE OF THE ABOVE REFERENCED SOURCE OF TITLE, DIED ON APRIL 18, 2014, BEING SURVIVED BY THE OTHER GRANTEE UPON THE FACE OF SAID DEED, NAMELY, JOHN C. PALMER.

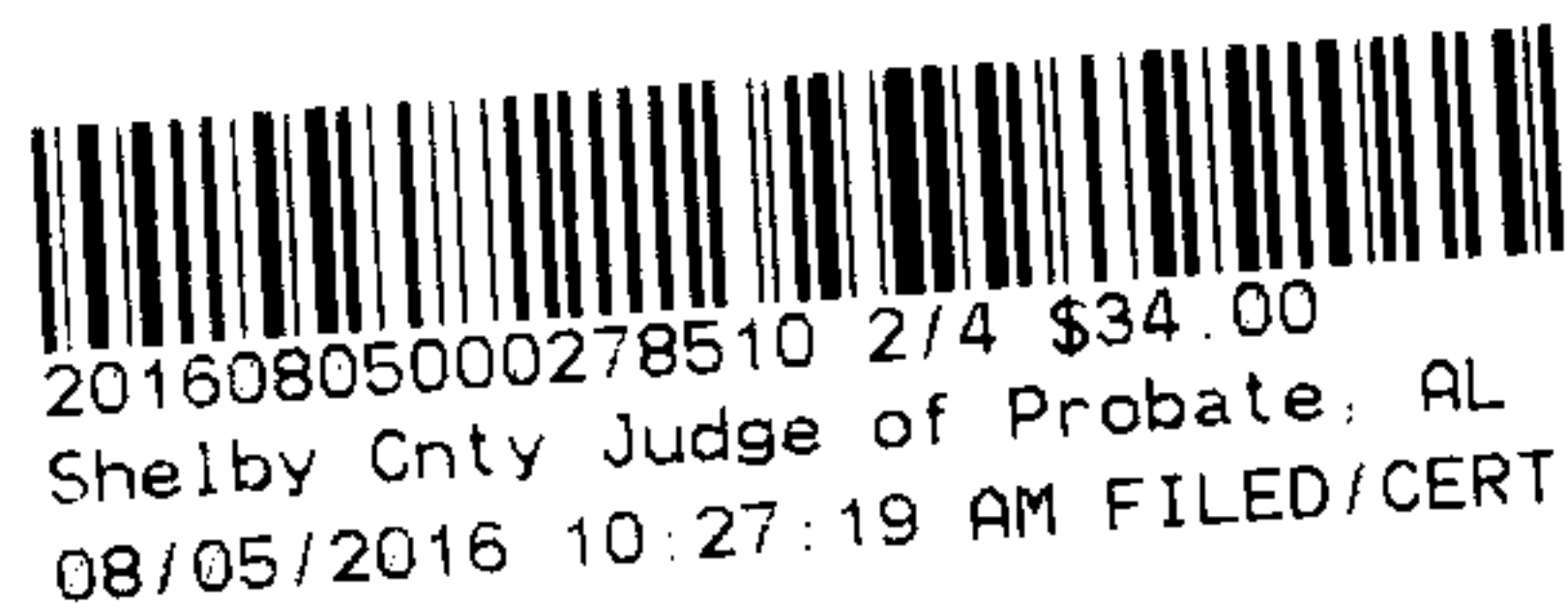
THIS CONVEYANCE IS MADE PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY EXECUTED BY JOHN C. PALMER, ALSO KNOWN AS JOHN CARMAN PALMER, SR., IN FAVOR OF LARRY ALLEN PALMER, DATED JULY 13, 2016. THE ORIGINAL OF SAID POWER OF ATTORNEY IS HERETO ATTACHED AS EXHIBIT "A", AND GRANTOR CONFIRMS THAT SAME REMAINS IN FULL FORCE AND EFFECT AS OF THIS DATE.

JOHN C. PALMER IS ONE AND THE SAME AS JOHN CARMAN PALMER, SR., WHOSE SIGNATURE IS ATTACHED TO THE ABOVE REFERENCED POWER OF ATTORNEY, HE BEING ONE AND THE SAME PERSON AS APPEARS AS A GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE.

TO HAVE AND TO HOLD, to the said GRANTEE and to the heirs and assigns for such GRANTEE forever.

And said GRANTOR, does covenant with said GRANTEE, her or its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said GRANTEE, her or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **John C. Palmer**, conveyed by **Larry Allen Palmer, as Power of Attorney for John C. Palmer**, who is authorized to execute this conveyance, hereto sets his signature and seal, this the 28th day of July, 2016.



Larry Allen Palmer
John C. Palmer
By: Larry Allen Palmer
His Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **John C. Palmer, conveyed by Larry Allen Palmer, as Power of Attorney for John C. Palmer**, whose name is signed to the foregoing conveyance, and said Attorney-in-Fact, who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as Attorney-in-Fact, executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 28th day of July, 2016.

Michelle K. Damp
Notary Public
My Commission Expires: 5/18/19

Exhibit "A"

STATE OF ALABAMA)
SHELBY COUNTY)


20160805000278510 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
08/05/2016 10:27:19 AM FILED/CERT

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Special Limited Power of Attorney, that I, John Carman Palmer, Sr., the undersigned, being of sound mind and over the age of 19 years and a resident citizen of the State of Alabama, more particular of 1456 1st Avenue West, Alabaster, AL 35007, do hereby make, constitute and appoint my son, Larry Allen Palmer of 1456 1st Avenue West, Alabaster, AL 35007, to sign or otherwise execute any and all documents necessary to conclude the sale of real property located at 714 1st Avenue West, Alabaster, AL 35007, more particularly described as:

Lots 9 and 10, in Block 3, according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3, Page 156 in said Probate Office, which said map is entitled "Alabaster Gardens".

And I hereby further grant unto the said Larry Allen Palmer full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue thereof.

The rights, powers and authority of my attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of my execution of this Special Limited Power of Attorney, and shall remain in full force and effect until the conclusion of the sale of the above real property contemplated by the closing date on or before July 31, 2016 or any extension of the closing date necessary to consummate the sale.

John C. Palmer and John Carman Palmer, Sr., are one and the same.

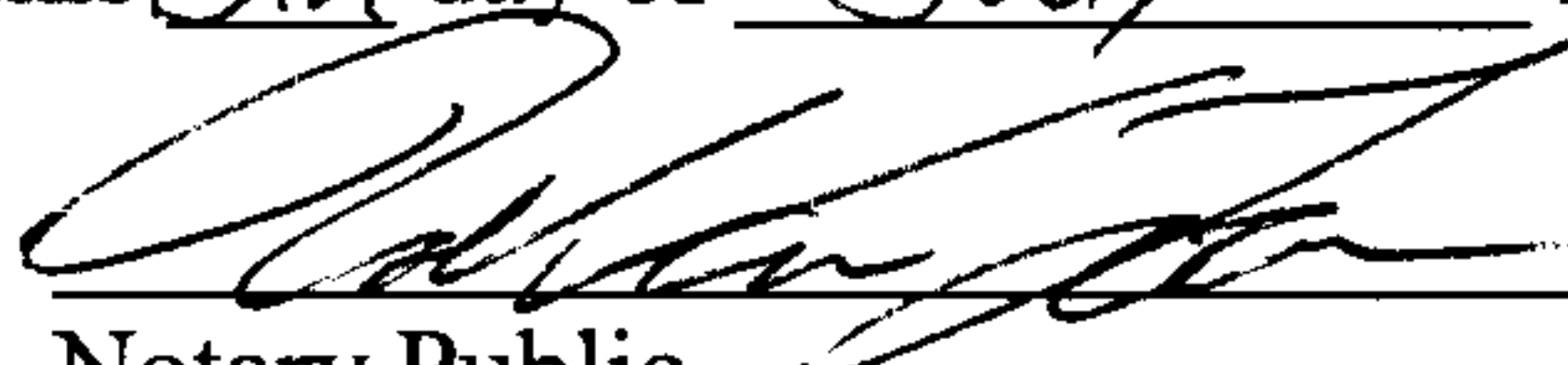
IN WITNESS WHEREOF, I have hereunto signed my name this the 13th day of July, 2016.


JOHN CARMAN PALMER, SR.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that John Carman Palmer, Sr., whose name is signed to the foregoing Special Limited Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Special Limited Power of Attorney he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July 2016.



Notary Public
My commission expires: 3/19/19

This instrument was prepared by:
Elizabeth A. Roland, Attorney
Elizabeth A. Roland, P.C.
267 Village Parkway
Helena, AL 35080

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John C. Palmer
Mailing Address Larry Allen Palmer, POA
1456 First Avenue West
Alabaster, AL 35007

Grantee's Name John Ryan Palmer
Mailing Address 714 1st Ave. W.
Alabaster AL 35007

Property Address 714 1st Ave. W.
Alabaster, AL 35007

Date of Sale July 28, 2016
Total Purchase Price \$75,000.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

Bill of Sale
☒ Sales Contract

Appraisal

Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Sign

Larry Allen Palmer
John C. Palmer

By: Larry Allen Palmer
His Attorney in Fact


20160805000278510 4/4 \$34.00
Shelby Cnty Judge of Probate, AL
08/05/2016 10:27:19 AM FILED/CERT